



HISTORIC LANDMARK COMMISSION
February 25, 2019
Council Chambers, Austin City Hall
301 W. 2nd Street
Austin, Texas

CURRENT BOARD MEMBERS:

<u>_x_</u>	Mary Jo Galindo, Chair	<u>_x_</u>	Kelly Little
<u>_abs_</u>	Emily Reed, Vice Chair	<u>_x_</u>	Terri Myers
<u>_x_</u>	Andrew Brown	<u>_x_</u>	Alex Papavasiliou
<u>_abs_</u>	Emily Hibbs	<u>_x_</u>	Blake Tollett
<u>_x_</u>	Kevin Koch	<u>_x_</u>	Beth Valenzuela

NOTES ON HISTORIC LANDMARK COMMISSION MEETINGS

- a) The first speaker signed up for each side of a contested public hearing will be allowed up to 5 minutes to speak. Any further speakers will be allowed up to 4 minutes. The Commission does not allow for the donation of time. The applicant or their agent may have a rebuttal after the conclusion of testimony of up to 3 minutes. Speakers should not repeat the testimony previously given on any case.
- b) Cases passed by the Commission on the consent agenda will not have a formal public hearing. If a citizen would like to speak on a case proposed for passage on the consent agenda, that person should make it known to the Chair of the Commission at the time of the reading of the consent agenda. Otherwise, the case will pass on consent, and there is no later recourse.
- c) In cases involving the review of demolition or relocation permit applications, the Commission may initiate a historic zoning case to further study the evidence regarding the potential of the subject property for landmark designation. If the Commission initiates a historic zoning case, the Commission will review the case again at its next regularly scheduled meeting for a recommendation regarding historic zoning. There will be no new notification sent out by the City stating the next hearing date.
- d) All public comments must be received by staff by 1 p.m. on the day of the meeting. Staff cannot forward public comments to commissioners after this time.

1. CITIZEN COMMUNICATION: GENERAL

The first three speakers signed up prior to the meeting being called to order will each be allowed a three-minute allotment to address items not posted on the agenda.

2. APPROVAL OF MINUTES

- a. December 17, 2018
- b. January 25, 2019

MOTION: Approve items 2, B2, C2, C3, C9, D1, D5, D6, D7, and D8 on the consent agenda by Koch, Valenzuela seconds. Vote: 8-0.

MOTION: Postpone items B4 and C4 by Koch, Myers seconds. Vote: 8-0.

3. BRIEFINGS, DISCUSSION AND POSSIBLE ACTION

Briefing, discussion, and possible action on a recommendation to the Austin City Council on the Brush Square Master Plan

Speakers: Kim McKnight, Parks and Recreation Department, City of Austin

MOTION: Support the Brush Square Master Plan by Myers, Koch seconds. Vote: 8-0.

4. PUBLIC HEARINGS

A. DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC ZONING, DISCUSSION AND ACTION ON APPLICATIONS FOR HISTORIC DISTRICT ZONING APPLICATION, AND REQUESTS TO CONSIDER THE INITIATION OF A HISTORIC ZONING CASE

1. C14H-2017-0120 – Schneider-Watson House – Discussion

**5 Green Lanes
Council District 9**

Applicant: Suzanne M. Freid, owner

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Neutral

Speakers in favor:

Suzanne Freid

No speakers opposed.

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 8-0.

MOTION: Postpone to the March 25, 2019 meeting by Koch, Little seconds. Vote: 8-0.

B. DISCUSSION AND ACTION ON APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS

1. C14H-1974-0030 – Discussion

**Catherine Robinson House, 705 San Antonio Street
Council District 9**

Proposal: Install a standing-seam metal roof on the house.

Applicant: Tom Hatch

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: The Committee recommended against the use of standing seam metal as an appropriate roofing material for the house.

Staff Recommendation: Use a different material that more accurately conveys the historic appearance of the house.

Speakers in favor:

Mark Mueller

Denise Castro

Tom Hatch

No speakers opposed.

MOTION: Close the public hearing by Papavasiliou, Valenzuela seconds. Vote: 8-0.

MOTION: Approve metal roof on flat portion of decking not seen from the street and administratively approve other material once approved by the Texas Historical Commission by Koch, Papavasiliou seconds. Vote: 8-0.

2. C14H-1985-0001 – Offered for consent approval

Blomquist House, 1000 E 14th Street

Council District 1

Proposal: Construct two wing additions to the non-historic rear addition of the house.

Applicant: Jeff Mills, River Rock Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Not reviewed.

Staff Recommendation: Approve the project as proposed with the recommendation that the proposed new side additions be pulled in slightly from the house to clearly differentiate the addition from the original house.

MOTION: Approve item B2 on the consent agenda by Koch, Valenzuela seconds. Vote: 8-0.

3. LHD-2019-0001 – Withdrawn by applicant; no action necessary

508 E. Mary Street – Mary Street Historic District

Council District 9

4. LHD-2018-0031 – Postponement requested by applicant to March 25, 2019

1406-1410 W. 9th Street – Smoot/Terrace Park Historic District

Council District 9

Proposal: Rehabilitate contributing buildings; construct new buildings.

Applicant: Bryan Cumby

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Grant the postponement request.

MOTION: Postpone to the March 25, 2019 meeting by Koch, Myers seconds. Vote: 8-0.

5. LHD-2018-0031 – Discussion

319 Congress Avenue – Day Building

Council District 9

Proposal: Install two blade signs and awning-mounted letter.

Applicant: SanTech Signs

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Consider the request.

Speakers in favor:

Alejandra Salguero

No speakers opposed.

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 8-0.

MOTION: Postpone to the March 25, 2019 meeting and request that the applicant come to the Certificate of Appropriateness Review Committee meeting by Koch, Valenzuela seconds. Vote: 8-0.

C. REVIEW OF PERMITS IN NATIONAL REGISTER HISTORIC DISTRICTS

- 1. NRD-2018-0055 – Withdrawn by staff; no action necessary
1010 Charlotte Street – Clarksville Historic District
Council District 9**

- 2. NRD-2018-0061 – Offered for consent approval
1204 W 10th Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate and alter a ca. 1918 house, including restoration of an original corner porch.

Applicant: Norma Yancey

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Approve the application.

**MOTION: Approve item C2 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

- 3. NRD-2018-0062
1206 W 10th Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate a ca. 1910 house, expand the footprint at the front and rear, and construct a rear two-story addition with a roof deck.

Applicant: Norma Yancey

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Approve the application, subject to completion of a City of Austin Documentation Package.

**MOTION: Approve item C3 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

- 4. NRD-2019-0004 – Postponement requested by applicant to March 25, 2019
905 Maufrais Street – West Line Historic District
Council District 9**

Proposal: Rehabilitate a contributing building, replace windows and siding, and construct a lower-level addition.

Applicant: Emily Hoes

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Grant the postponement request.

MOTION: Postpone to the March 25, 2019 meeting by Koch, Myers seconds. Vote: 8-0.

5. NRD-2019-0007 – Discussion

**1602 West Lynn Street – Old West Austin Historic District
Council District 9**

Proposal: Construct a new house.

Applicant: McAlpine-Tankersley Architecture

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Reduce the size and scale of the proposed house to better conform with the character of the historic district; use a less complex fenestration pattern; and look to contributing houses within the district for cues for greater compatibility with the character of the historic district.

Speakers in favor:

Glen Coleman

Speakers opposed:

Jim Christianson

Rebuttal:

Glen Coleman

MOTION: Close the public hearing by Valenzuela, Papavasiliou seconds. Vote: 8-0.

MOTION: Postpone to the March 25, 2019 meeting by Valenzuela, Tollett seconds. Vote: 6-0-2, Papavasiliou and Brown abstaining.

6. NRD-2018-0068 – Offered for consent approval

NRD-2019-0009 – Offered for consent approval

1602 Pease Road – Old West Austin Historic District

Council District 9

Proposal: Demolish a ca. 1927 house; construct a new house.

Applicant: Michael Whellan

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Approve the demolition application, subject to completion of a City of Austin Documentation Package; comment on and release the plans for new construction.

Speakers in favor:

Michael Whellan

Ann Boone

Bill Boone

Speakers opposed:

Jim Christianson

Rebuttal:

Michael Whellan

MOTION: Close the public hearing by Koch, Brown seconds. Vote: 8-0.

MOTION: Initiate historic zoning by Myers, no second.

MOTION: Release the permit per staff recommendation by Koch, Papavasiliou seconds. Vote: 6-2, Myers and Valenzuela opposed.

**7. NRD-2019-0011 – Offered for consent approval
3005 Funston Street – Old West Austin Historic District
Council District 10**

Proposal: Construct a new single-family residence.

Applicant: Barron Custom Design

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727

Staff Recommendation: Release the application as proposed. Encourage the applicant to consider further simplification of the house's main façade and roof form.

Speakers in favor:

Felicia Foster

No speakers opposed.

MOTION: Close the public hearing by Koch, Myers seconds. Vote: 8-0.

Commissioners recommended setting the garage back all the way and adding windows to the side of the house.

**8. NRD-2019-0013 – Offered for consent approval
82 Rainey Street – Rainey Street Historic District
Council District 9**

Proposal: Preserve two contributing buildings constructed ca. 1894 and in an unknown year; construct three new buildings

Applicant: Sixth River Architects

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Speakers in favor:

C. J. Sackman

Speakers opposed:

Sandra De Leon

Rebuttal:

C. J. Sackman

MOTION: Close the public hearing by Papavasiliou, Brown seconds. Vote: 8-0.

Commissioners supported the new building's setback and retention of the two historic buildings, and recommended keeping as much historic fabric as possible.

**9. NRD-2019-0014 – Offered for consent approval
610 Brazos Street – Sixth Street Historic District
Council District 9**

Proposal: Install a new glass-centric façade to the building.

Applicant: Sean O'Brien

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Committee Recommendation: Simplify the window pattern and emphasize the verticality of the façade.

Staff Recommendation: Postpone to March 25, 2019 and request that the applicant return to the Certificate of Appropriateness Review Committee for further evaluation of the proposal to allow for greater conformance with the historic district design guidelines.

**MOTION: Approve item C9 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

**D. DISCUSSION AND POSSIBLE ACTION ON APPLICATIONS FOR DEMOLITION
OR RELOCATION**

**1. LHD-2019-0005 – Offered for consent approval
307 W. 43rd Street
Council District 9**

Proposal: Partially demolish a single-family residence to construct a one-story side and rear addition; demolish a detached garage. The building is a noncontributing property in the Hyde Park Historic District.

Applicant: Lotte Vehko

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727

Staff Recommendation: Release the permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item D1 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

**2. HDP-2018-0663 – Offered for consent approval
3204 Bridle Path
Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Benjamin Polidore

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:
Benjamin Polidore

Speakers opposed:
Tom Boyd

Jim Christianson

Rebuttal:
Benjamin Polidore

MOTION: Close public hearing by Papavasiliou, Myers seconds. Vote: 8-0.

MOTION: Release the permit per staff recommendation by Koch, Papavasiliou seconds. Vote: 4-4; Brown, Galindo, Tollett, and Myers opposed.

MOTION: Initiate historic zoning for architectural and historical associations by Tollett, Brown seconds. Vote: 7-1; Little opposed.

3. HDP-2018-0673 – Offered for postponement at staff's request

**1400 Winsted Lane
Council District 10**

Proposal: Demolish a ca. 1940 house.

Applicant: Venture Four Architects

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Initiate historic zoning if the Commission is comfortable with the criterion for significant historical association is met with the tenancy of Ernest E. Smith, III for 2 years within the historic period; otherwise, staff must recommend rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Vince Huebinger
Ken Smith
Joel Plouffe
Shailene Smith

Speakers opposed:

Sally Wittliff
Linda Gaul
Patrick Parker
Dan Richards
Mary Arnold
Tess Teters
Tracey Parker

Rebuttal:
Vince Huebinger

MOTION: Close the public hearing by Myers, Papavasiliou seconds. Vote: 8-0.

MOTION: Release the permit per staff recommendation by Koch, Papavasiliou seconds. Vote: 2-6, Koch and Papavasiliou in favor.

MOTION: Initiate historic zoning based on architecture and historical associations per staff recommendation by Koch, Valenzuela seconds. Vote: 6-2, Papavasiliou and Brown opposed.

MOTION: Continue the meeting past 10 p.m. Vote: 7-1, Papavasiliou opposed.

4. HDP-2019-0020 – Discussion

1117 Bluebonnet Lane

Council District 5

Proposal: Demolish a ca. 1963 house.

Applicant: 3rd Angle Investments, LLC

City Staff: Kalan Contreras, Historic Preservation Office, 974-2727

Staff Recommendation: Initiate historic zoning; if the Commission does not initiate historic zoning, then staff recommends release of the permit upon completion of a City of Austin Documentation Package.

Speakers in favor:

Debra Bailey

Joshua Brunsmann

MOTION: Close the public hearing by Koch, Papavasiliou seconds. Vote: 8-0.

MOTION: Release the permit upon completion of a City of Austin Documentation Package by Papavasiliou, Tollett seconds. Vote: 8-0.

5. HDP-2019-0024 – Offered for consent approval

807 W. Johanna Street

Council District 9

Proposal: Demolish a ca. 1937 house.

Applicant: Greater Austin Builders

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

MOTION: Approve item D5 on the consent agenda by Koch, Valenzuela seconds. Vote: 8-0.

6. HDP-2019-0031 – Offered for consent approval

2015 E 9th Street

Council District 1

Proposal: Demolish a ca. 1945 house.

Applicant: Austin CleanUp and Container

City Staff: Steve Sadowsky, Historic Preservation Office, 974-6454

Staff Recommendation: Encourage rehabilitation and adaptive re-use, then relocation over demolition, but release the permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item D6 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

7. HDP-2019-0035 – Offered for consent approval

2806 San Pedro Street

Council District 9

Proposal: Relocate a ca. 1925 house outside the city limits.

Applicant: Blue Moon Builders

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Release the relocation permit upon completion of a City of Austin Documentation Package.

**MOTION: Approve item D7 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

8. HDP-2019-0060 – Offered for consent approval

2403 Tower Drive

Council District 10

Proposal: Alter roofline of primary façade and construct second-story addition to a ca. 1941 house; enclose carport (partial demolition).

Applicant: WAI Construction Services

City Staff: Cara Bertron, Historic Preservation Office, 974-1446

Staff Recommendation: Release the permit and encourage the applicant to retain the original front roofline to better preserve the historic integrity of the house.

**MOTION: Approve item D8 on the consent agenda by Koch, Valenzuela seconds.
Vote: 8-0.**

9. HDP-2019-0062 – 2613 Spring Lane – withdrawn by staff; no action necessary.

E. DISCUSSION AND POSSIBLE ACTION ON DEMOLITION BY NEGLECT CASES

1. DBN-2015-0001 – Sebron Sneed House, 1801 Nelms Drive – Offered for consent approval to maintain the case on the agenda

Staff has referred the case to the Law Department

5. COMMISSION ITEMS

A. COMMITTEE REPORTS

- 1. Certificate of Appropriateness Review Committee**
- 2. Operations Committee**
- 3. Grants Committee**
- 4. Preservation Plan Committee**

B. FUTURE AGENDA ITEMS

ADJOURNMENT

The City of Austin is committed to compliance with the American with Disabilities Act. Reasonable modifications and equal access to communications will be provided upon request. Meeting locations are planned with wheelchair access. If requiring Sign Language

Interpreters or alternative formats, please give notice at least 2 days (48 hours) before the meeting date. Please call the Historic Preservation Office, Planning and Zoning Department, at 512-974-1686, for additional information; TTY users route through Relay Texas at 711.

For more information on the Historic Landmark Commission, please contact Steve Sadowsky, City Historic Preservation Officer, at 512-974-6454; Cara Bertron, Deputy Historic Preservation Officer, at 512-974-1446; Kalan Contreras, Senior Planner, at 512-974-2727; or Andrew Rice, Historic Preservation Planner, at 512-974-1686.